

Exhibit D

IV. MARKETING STRATEGY

☒ As-is ☐ Minimal Lender Required Repairs ☐ Repaired Most Likely Buyer: ☒ Owner occupant ☐ Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.
Check those repairs you recommend that we perform for most successful marketing of the property.

	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

GRAND TOTAL FOR ALL REPAIRS \$ 0

VI. COMPETITIVE LISTINGS									
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2		
Address	111 ALTER AVE STATEN ISLAND NY 10304			26 LIBERTY AVE STATEN ISLAND NY 10304			21 GARRETSON AVE STATEN ISLAND NY 10304		
Proximity to Subject				0.22 REO/Corp			0.18 REO/Corp		
List Price	\$ 599,000			\$ 599,900			\$ 599,900		
Price/Gross Living Area	\$ Sq. Ft.			\$ 285.6 Sq. Ft.			\$ 280.3 Sq. Ft.		
Data and/or Verification Sources				MLS			MLS		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing Concessions				0 E			0 E		
Days on Market				48 E			258 E		
Location	Suburban			Suburban			Suburban		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	.11			.25 E			.16 E		
View	Typ			Typ			Typ		
Design and Appeal	Duplex Colonial			Duplex Colonial			Duplex Colonial		
Quality of Construction	Good			Good			Good		
Age	89			79 E			109 E		
Condition	Good			Good			Good		
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
	12	6	2	9	4	3	9	3	2
Gross Living Area	2,112 Sq. Ft.			2,100 Sq. Ft. E			2,140 Sq. Ft. E		
Basement & Finished Rooms Below Grade	Yes 1			Yes 1 E			Yes 1 E		
Functional Utility	Good			Good			Good		
Heating/Cooling	GHW/UNITS			GHW/UNITS E			GHW/UNITS E		
Energy Efficient Items	N/A			N/A E			N/A E		
Garage/Carport	Gar Det 2			Gar Att 5 E			Gar Det 2 E		
Porches, Patio, Deck Fireplace(s), etc.	N/A			N/A E			N/A E		
Fence, Pool, etc.	N/A			N/A E			N/A E		
Other	N/A			N/A E			N/A E		
Net Adj. (total)				\$ 0			\$ 0		
Adjusted Sales Price of Comparable				\$ 599,900			\$ 599,900		

THE LISTING COMPS ARE THE MOST SIMILAR TO THE SUBJECT PROPERTY AVAILABLE.

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

	Market Value	Suggested List Price
AS IS	\$ 535,000	\$ 565,000
REPAIRED	\$ 535,000	\$ 565,000

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

THE LISTING COMPS ARE THE MOST SIMILAR TO THE SUBJECT PROPERTY AVAILABLE.

See Addendum

Signature: VALERIE WONICA

Date: 7/8/2009

SUBJECT APPEARS TO BE IN GOOD CONDITION AT THE TIME OF INSPECTION. SUBJECCT IS CLOSE TO SCHOOLS, SHOPPING AND TRANSPORTATION. VALUES ARE BASED ON A DRIVE BY INSPECTION ONLY. VALUES ARE SUBJECT TO CHANGE WHEN AN INTERIOR INSPECTION TAKES PLACE. MARKET CONDITIONS HAVE SLOWED DOWN, WITH AN INCREASE OF REOS. HOMES ARE STAYING ON THE MARKET FOR LONGER WITH PRICES DECLINING. MEDIA IS PLAYING A NEGATIVE ROLE, STRESSING THE AMOUNT OF REOS IN THE STATEN ISLAND AREA.

First American
Residential Value View

Photos

		TRACKING NUMBER 2315772	FARVV ORDER NO. 4543472
NAME SETTEDUCATO	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304	
PHOTOS COMMENT			

Subject Front



Subject House Number



Street Sign



First American
Residential Value View

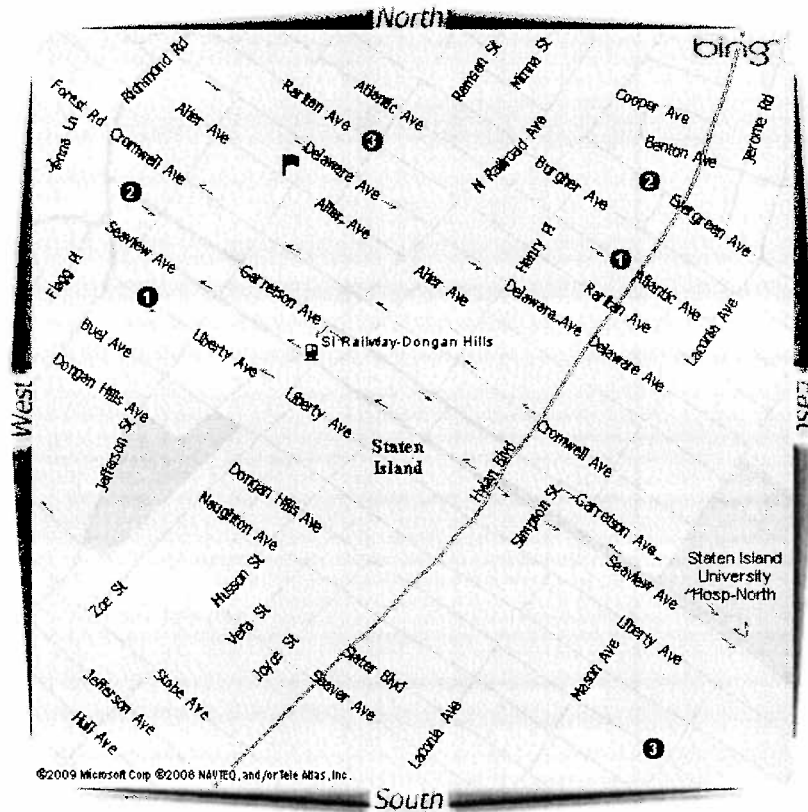
Photos

		TRACKING NUMBER 2315772	FARVV ORDER NO. 4543472
NAME SETTEDUCATO	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304	
PHOTOS COMMENT			

Street View



NAME SETTEDUCATO	TRACKING NUMBER 2315772	FARV ORDER NO. 4543472
	ADDRESS 111 ALTER AVE	CITY, STATE, ZIP STATEN ISLAND, NY 10304



Map Scale: 1 Inch = 0.17 Miles

Subject Property

111 ALTER AVE
STATEN ISLAND, NY 10304

1 Comp. Listing 1

26 LIBERTY AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.22 Miles

2 Comp. Listing 2

21 GARRETSON AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.18 Miles

3 Comp. Listing 3

426 DONGAN HILLS AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.82 Miles

1 Closed Sale 1

292 ATLANTIC AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.42 Miles

2 Closed Sale 2

132 EVERGREEN AVE
STATEN ISLAND, NY 10305
Dist From Subject: 0.44 Miles

3 Closed Sale 3

128 RARITAN AVE
STATEN ISLAND, NY 10304
Dist From Subject: 0.11 Miles